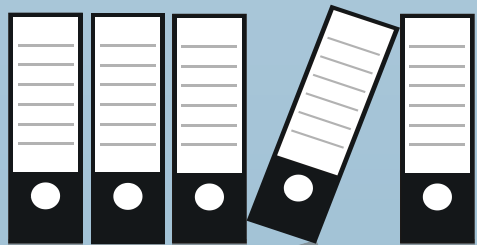




Spring Lake Terrace MHP



PARK RULES & REGULATIONS



Spring Lake Terrace M.H.P.
Spring Lake Park, MN 55432

Mailing Address: PO Box 367,
Watertown MN 55388

Park Management

Park Owners: GJW Group LTD
P.O. Box 367
Watertown, MN 55388

E-Services Provider: Griffith Properties LLP
Website: www.griffith-properties.com
Email: contact@griffith-properties.com

Park Administration & Billing: Sara Griffith (612) 618-0946
Monday – Friday, 8:00 am to 6:00 pm, call or text

Emergency Numbers: Onsite Manager (763) 276-0439, Sara (612) 618-0946 Emergencies are defined as situations which may cause immediate danger or harm to you, other people or property. General complaints or billing matters are not emergencies.

On-Site Management: Patty 1566 82nd Ave NE, (763) 276-0439 Monday – Friday, 9:00 to 5:00 pm, at the door or calls. Weekends/Holidays Emergencies Only

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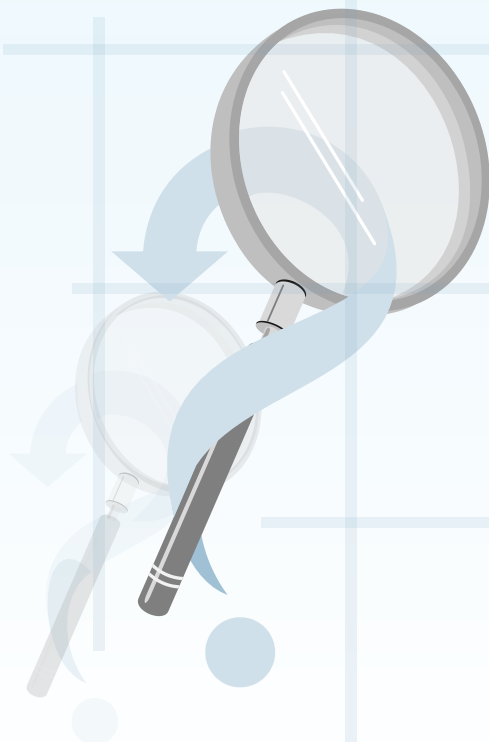
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Rent Payment

Rent payments must be made online, or by check or money-order, cash is not accepted. Checks and Money orders must be mailed to: Spring Lake Terrace, P.O. Box 367, Watertown, MN 55388 Online payments may be made at www.griffith-properties.com.

Rent payments are due on the first (1st) day of each month. A late fee of \$ 25.00 (\$50 for Rental Houses) will be assessed to any account not paid by the sixth (6th) day of the month. If a check is returned by a bank for non-payment, a \$ 30.00 fee will be assessed, in addition to the late fee if applicable.

Security Deposit

When a Resident moves from the Park, Resident must give the Park a forwarding address. The Park will, within three (3) weeks, either refund the Resident's security deposit, with interest; or write the Resident stating why some or all of the deposit is being withheld. The Park will keep security deposit money only if the Resident still owes the Park money, has moved out owing rent or if the Resident has damaged the park's property. The Park will not hold the Resident responsible for ordinary wear and tear.

Complaints

Complaints must be made in writing, either mailed or emailed. To be effective, the complaint should state not only the problem, but the Lot number of the Resident causing the problem, dates and (if possible) times the problems occur. (Example: dog running loose from lot #00 on 1-1-01, 2-3pm)

Please include your name and Lot number on the complaint. We will not share this information with the Resident you are reporting, but we may need to speak with you about the complaint.

Curfew/Children

Children under 10 years of age must be under adult supervision at all times. No person under the age of 16 years may be in any public area of the Park between the hours of 10:00 p.m. and 6:00 a.m., except if accompanied by a parent or guardian, or is in direct route home from and within 30 minutes of a religious or other voluntary association, or is carrying a certified card of employment and is on his/her way to or from this place of employment, or is on an emergency errand or other legitimate business directed by his/her parent or guardian.

Noise

There is to be no loud talking, radio, television or other noises after 10:00 p.m. and before 7:00 a.m. that can be heard over 5' away. From 7:00 am to 10:00 pm no sounds should be loud enough to hear over 50' away. Residents are responsible for the behavior of their guests. Any loud, disruptive or disturbing behavior is strictly prohibited. Residents are responsible to report to local law enforcement any law violations or disturbances.

Police

Minnesota State Statute 327.26 Subdivision 2: Any municipality which enacts or has enacted laws or ordinances relating to the safety and protection of persons and property is empowered to enforce the laws or ordinances within any manufactured home park, notwithstanding the fact that the park may constitute private property.

Selling Your Home

If you plan to sell your home, and for it to remain in the Park, you should contact Park Maintenance for a simple inspection. You will be notified of any repair items that may need to be completed before the sale. (For example, missing skirting, chipped or badly faded paint, etc.) Any repair items must be completed prior to the transfer of ownership.

Before you sell your home to another person, that person(s) must apply for Residency in the Park. Because renting is not allowed, you may sell your home on a "Contract for Title", but it must be a legitimate, legal document. We will require a copy of the Contract, Purchase Agreement and Title of the home in order to approve the sale. All rents and Utilities must be current at the time of the sale.

When planning to move, you must provide the Park with an "Intent to Vacate Notice" 60 days in advance. If you need help selling your home please contact the Park.

Miscellaneous

- Businesses of Daycare or Foster Care operations are prohibited.
- Residents must maintain all information in your application and notify Park Administration of any changes. Any person over the age of 18 years must be apply and be approved by the Park for residency prior to moving into the Park.

Home Maintenance

Homes that are not well maintained will not be allowed to remain in the Park. Homes must have aluminum or fiberglass skirting with two access doors, one on each side in the area of the sewer and water connections. Homes moved into the Park must be skirted within 45 days of installation and must be properly anchored. Homes must not have loose siding, skirting, trim; loose or decayed roofing; broken windows; show signs of rot or decay; have chipped, flaking or badly fading paint. Additions (such as entryways) must adequately match the mobile home with regard to siding, roofing, skirting and paint. Entryways and/or decks may not cover the driveway or block the use of it. Any additions or decks must be approved by the Park before being constructed. All homes must comply with state and local building, electrical and plumbing codes. Any alteration to the home must be approved by the Park – including painting. Rodent infestation of the Park can best be prevented by placing pesticides under your home periodically, especially in the fall. Home Maintenance violations are subject to a fine if they are not corrected by the due date.

Lot Maintenance

Each Lot shall remain under the direct control of the Park. Park Staff is NOT required to obtain permission to enter upon any Lot. Resident must keep Lot in a clean and orderly fashion. No changes or alterations of a Lot may be made without permission from the Park. Garbage and miscellaneous debris must not be left on the Lot. Garbage and recycling containers should be stored on the Lot, out of view from the street, except on collection day when the containers must be curbside. Only orderly wood piles (maximum 3'W x 6'L x 6'H), standard patio furniture, planters and approved lawn ornaments are allowed to be stored outside the home or storage shed. Lot Maintenance violations are subject to a fine if they are not corrected by the due date.

Lawn Care

Resident must keep lawn mowed, raked and weed-free. Gardens and foundation plantings must be kept weed free. Grass must not be allowed to grow taller than four (4) inches in height. Do not blow leaves or lawn clippings into the street. Bag up yard waste and request Park Maintenance to pick it up. Animal waste must be removed within eight (8) hours. Fences are not allowed. Clothes-lines are not allowed. Tenant is not authorized to trim trees. Lawn Care violations are subject to a fine if they are not corrected by the due date.

Storage Sheds

Maximum size shed allowed is 12'L x 12'w x 8'h. Location of the storage shed must be approved by the Park prior to installation. Each Lot is allowed one storage shed.

Utility Repairs

The Park WILL NOT be responsible for damage to decks, patios, gardens/plants or storage sheds in the event that a water or sewer line is under or near the afore mentioned and must be dug up and repaired.

Fire Pits / Recreational Burning

Burning is allowed if it meets the following requirements:

Must be self-contained, i.e. a commercially manufactured fire ring, bowl or chiminea – NO DIGGING HOLES, must not exceed 36" in diameter, flame height must not exceed 30" from the bottom of the fire bowl or ring.

NO BURNING OF TRASH OR TREATED LUMBER, NO BURNING DURING HIGH WINDS, ADULT RESIDENT OF THE LOT MUST SUPERVISE THE FIRE AT ALL TIMES AND MAKE SURE IT IS PROPERLY EXTINGUISHED.

Please be considerate of your neighboring houses and don't let smoke blow towards their windows or doors. Lots that do not follow these rules will not be allowed to have fires.

Garbage Service

The Park provides each lot with one 90 gallon garbage container. Garbage is picked up weekly. Garbage containers must be curbside on pick-up day (Tuesday). Containers must be stored near the home, out of site from the street on all other days of the week. Residents are responsible for any damage to the container. Hazardous or flammable material must be disposed according to State Law. An additional container may be ordered from the Park by a Resident for a fee. Please contact the Park.

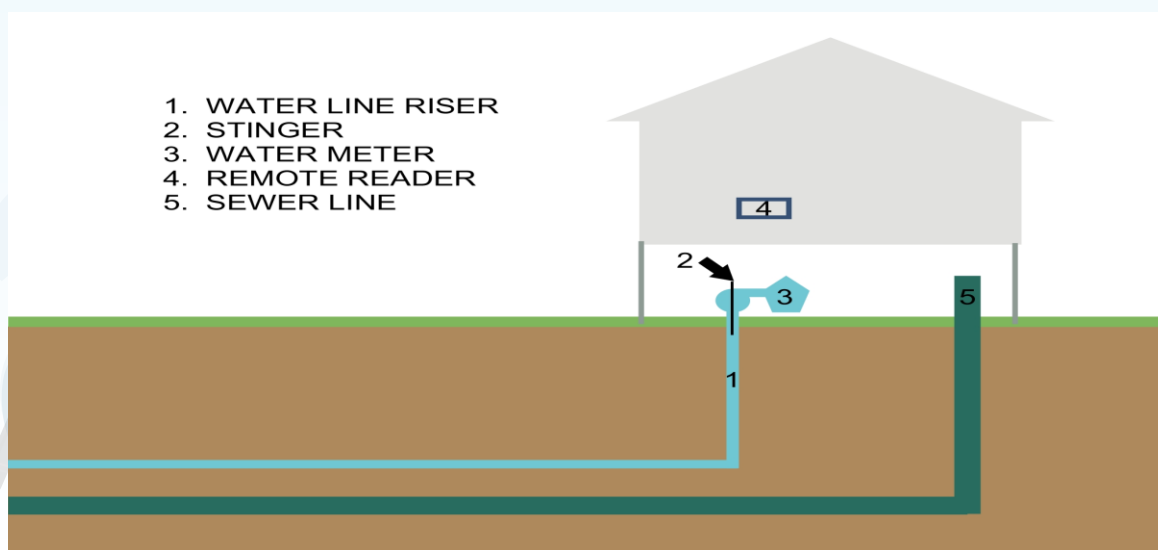
Recycling

Recycling Bins may be requested from On Site Manager. Strictly follow the rules regarding acceptable items in the recycling.



Water - Sewer

- **Billing:** Residents whose leases allow, are billed by the Park for water/sewer usage based upon meter readings. The price per 1000 gallons is equal to the amount the City of Spring Lake Terrace.
- Park Staff will read meters each month via a remote reading device.
- Residents are responsible for all water consumption upon each Lot, including water lost by leaks.
- **General Information:** Resident is responsible for any sewer clogging in the line from their home to the main. **DO NOT FLUSH ANYTHING OTHER THAN TOILET PAPER!** Baby wipes, Kleenex and feminine products will clog the sewer – guaranteed. Pet litter is not flushable, even if the box says it is. Water meters cannot measure more water than the amount that actually passes through them. If a water meter malfunctions, it can only measure less water than is actually used.
- **Winterizing:** Residents are responsible for any damage (not just freezing) to water meters, stingers and risers. Residents must properly winterize their home to prevent freezing of sewer and water lines. Each riser (the water pipe coming out of the ground) is equipped with a stinger. A stinger is a heating element that the resident must plug into an electrical cord. The stinger will keep the water in the riser from freezing. The stinger must be checked regularly to make sure it is functioning properly. To test your stinger, remove it from the riser and plug it in. It should be warm within seconds. If your stinger is not working, contact the Park for a new one. The Park will give you a new stinger if yours is worn out. The water lines and meter must be protected with heat tape. You should prevent drafts under your home by properly insulating. Even with a heat tape on the lines, drafts can cause them to freeze.



Pets

- Park retains the right to limit the number of pets a Resident may have, and to restrict a resident from having any pets.
- No Resident may have more than 2 dogs, or 3 cats at ANY time.
- No Aggressive Breed Dogs are allowed in the Park. Any Resident caught with an aggressive breed dog in the Park will no longer be allowed to have any pets.
- Any dog, regardless of breed, who displays any form of aggressive behavior, at the sole discretion of Park Staff, must be immediately removed from the Park.
- All dogs must be registered with the Park and pay a monthly pet fee of \$4 per dog.
- All dogs must comply with City, County, and State ordinances.
- Pet-sitting non Resident pets is not allowed.
- No Dog or Cat may be outside of the home without a leash.
- Pet waste must be picked up daily from your Lot, and immediately picked up from any other area.
- Pets with fleas or who are otherwise in bad health will not be allowed to remain in the Park.
- Pets are not allowed in any recreational areas.
- Any pet that repeatedly runs loose in the Park will be evicted.
- State Law does not allow pets in the storm shelter.
- There is to be NO feeding of stray or feral cats.



Vehicles

The 10 mile per hour speed limit (State law) and stop signs in the Park will be strictly enforced. Repeated violation of the speed limit or stop signs will result in eviction. Resident will be held responsible for his/her guest's driving habits. Cars and motorcycles must be equipped with regulation mufflers.

Junk vehicles may not be stored in the Park. Only vehicles in legal operating condition, with current license tabs displayed may be in the Park.

A Resident may repair or perform maintenance to a vehicle at their Lot only if the vehicle is registered to that Resident. Vehicle maintenance must not disturb other Residents and may not take more than one day to complete. Repeated vehicle repairs (i.e. buying – fixing – selling) is not allowed in the Park.

Parking

Parking is allowed on the streets, except between 2:00 am and 8:00 am, and during snowfall and until the streets are completely plowed. Violators will be towed at the owner's expense without warning. Snow that is cleared from your driveway may not be put in the street, it must be piled on your Lot. Two vehicles per Lot are allowed. Absolutely NO parking on lawns or partially on/off driveways. Do not repeatedly drive across lawns. Commercial trucks over 1 Ton or cube vans may not be parked or stored in the Park. Boats and RVs may not be parked at your Lot. Over-flow parking is provided within the Park for passenger vehicle use only.

Snowmobiles

Snowmobiles and ATVs may enter the Park to travel to and from a Lot. ATVs/Golf Carts must travel on paved roads only. Snowmobiles and ATVs may not be ridden recreationally within the Park. The speed limit of 10 MPH and stop signs must be obeyed, all exhaust must be legally muffled.

